

TOWN WARRANT  
STATE OF NEW HAMPSHIRE

To the inhabitants of the Town of Auburn, in the County of Rockingham in said State, qualified to vote in Town affairs:

You are hereby notified the **First Session** of the annual Town Meeting will be held at the Auburn Village School in Auburn, New Hampshire, on **Saturday, February 3, 2024**. The Town Session will commence upon the completion of the Auburn School District meeting, which begins at **9:00 a.m.** The meeting will allow for the explanation, discussion and debate of each Warrant Article, and to transact all business other than voting by official ballot.

Warrant articles may be amended at this session per RSA 40:13, IV, subject to the following limitations:

Warrant Articles whose wording is prescribed by law shall not be amended.

Warrant Articles that are amended shall be placed on the official ballot for final vote on the main motion as amended.

No warrant article shall be amended to eliminate the subject matter of the article. An amendment that changes the dollar amount of an appropriation in a warrant article shall not be deemed to violate this subparagraph.

You are hereby notified that the **Second Session** of the annual Town Meeting will be held at the Auburn Village School in Auburn, New Hampshire, on **Tuesday, March 12, 2024**, beginning at **7:00 a.m.** and ending at **7:00 p.m.** to elect officers of the Town by official ballot, to vote on questions required by law to be inserted on said official ballot and to vote on all Warrant Articles as accepted or amended by the First Session.

**Article 1:** To bring your ballots for:

- Selectman for three years
- Moderator for two years
- Planning Board for three years (two positions)
- Library Trustee for three years
- Cemetery Trustee for three years
- Trustee of Trust Funds for three years
- Supervisor of the Checklist for six years
- Police Commission for three years

**Article 2:** Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Auburn Zoning Ordinance as follows:

Amend Article 2.02 Definition # 37 Home Business, to address use of accessory structure and outdoor storage provisions. (Majority Vote Required).

**(This Amendment is Recommended by the Planning Board)**

**Article 3:** Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Auburn Zoning Ordinance as follows:

Amend Article 2.02 Definition # 38 Home Office to change definition to Home Occupation Office, to address use of accessory structure and outdoor storage provisions. (Majority Vote Required).

**(This Amendment is Recommended by the Planning Board)**

**Article 4:** Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Auburn Zoning Ordinance as follows:

Amend Article 2.02 Definition # 39 Home Shop to address use of accessory structure and outdoor storage provisions. (Majority Vote Required).

**(This Amendment is Recommended by the Planning Board)**

**Article 5:** Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Auburn Zoning Ordinance as follows:

Amend Article 6 Flood Plain Management Ordinance in its entirety to reflect language in compliance with National Flood Insurance Program. (Majority Vote Required).

**(This Amendment is Recommended by the Planning Board)**

**Article 6:** Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Auburn Zoning Ordinance as follows:

Amend Article 12 Growth Management Section 12.04 Exceptions to change existing language to reflect modern terminology. (Majority Vote Required).

**(This Amendment is Recommended by the Planning Board)**

**Article 7: By Petition.** Are you in favor of the adoption of Amendment No. 6 of the Auburn Zoning Ordinance as follows:

To remove in its entirety Article 8 - 55 and Older Housing Regulations. (Majority Vote Required).

**(This Amendment is NOT Recommended by the Planning Board)**

**Article 8: By Petition.** Are you in favor of the adoption of Amendment No. 7 of the Auburn Zoning Ordinance as follows:

To remove in its entirety Article 8 - 55 and Older Housing Regulations Section 8.01 Authority Statement? (Majority Vote Required).

**(This Amendment is NOT Recommended by the Planning Board)**

**Article 9: By Petition.** Are you in favor of the adoption of Amendment No. 8 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations Section 8.07 (2) - to change frontage requirement from Class V to Class I road? (Majority Vote Required).  
**(This Amendment is NOT Recommended by the Planning Board)**

**Article 10: By Petition.** Are you in favor of the adoption of Amendment No. 9 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations Section 8.07 (5) – to change the minimum buffer zone from 100 feet to 200 feet? (Majority Vote Required).  
**(This Amendment is NOT Recommended by the Planning Board)**

**Article 11: By Petition.** Are you in favor of the adoption of Amendment No. 10 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations Section 8.07 (6) – to increase wetland buffer zones? (Majority Vote Required).  
**(This Amendment is NOT Recommended by the Planning Board)**

**Article 12: By Petition.** Are you in favor of the adoption of Amendment No. 11 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations to change Section 8.07 (7) – to require additional off-street parking for each dwelling unit over 20 units? (Majority Vote Required).  
**(This Amendment is NOT Recommended by the Planning Board)**

**Article 13: By Petition.** Are you in favor of the adoption of Amendment No. 12 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations Section 8.07 (11) – to change Maximum Dead-end Road length from, “Determined by Planning Board” to, “1,000 feet”? (Majority Vote Required).  
**(This Amendment is NOT Recommended by the Planning Board)**

**Article 14: By Petition.** Are you in favor of the adoption of Amendment No. 13 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations to add Section 8.07 13(a) – 30,000 gallon cisterns required with a minimum of 1 cistern per 25 dwelling units? (Majority Vote Required).  
**(This Amendment is NOT Recommended by the Planning Board)**

**Article 15: By Petition.** Are you in favor of the adoption of Amendment No. 14 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations to add Section 8.07 (19) – to add requirements and liabilities for new wells? (Majority Vote Required).

**(This Amendment is NOT Recommended by the Planning Board)**

**Article 16: By Petition.** Are you in favor of the adoption of Amendment No. 15 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations to add Section 8.07 (20) – to require the Town to perform additional, separate traffic impact studies? (Majority Vote Required).

**(This Amendment is NOT Recommended by the Planning Board)**

**Article 17: By Petition.** Are you in favor of the adoption of Amendment No. 16 of the Auburn Zoning Ordinance as follows:

To amend Article 8 - 55 and Older Housing Regulations Section 8.11 - to change from 10% of the total number of non-55 and older housing units to 5% of 55 and older housing units? (Majority Vote Required).

**(This Amendment is NOT Recommended by the Planning Board)**

**Article 18: By Petition.** Are you in favor of the adoption of Amendment No. 17 of the Auburn Zoning Ordinance as follows:

To require primary ingress and egress via a state numbered highway for residential developments over 20 dwelling units and commercial or industrial developments over 10 acres? (Majority Vote Required).

**(This Amendment is NOT Recommended by the Planning Board)**

**Article 19:** To see if the Town will raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$ 6,572,670. Should this article be defeated, the default budget shall be \$6,388,281, which is the same as last year, with certain adjustments required by previous action of the Town of Auburn or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Majority Vote Required). **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**Article 20:** To see if the town will vote to establish a Library Expansion and Community Center Capital Reserve Fund under the provisions of RSA 35:1 for design, engineering, site work, and construction costs associated with an expanded library and new community center, and to raise and appropriate the sum of \$100,000 to be placed in this fund. Further, to name the Board of Selectmen as agents, in consultation with the Library Board of Trustees, to expend from said fund. Further, if construction has not commenced by October 1, 2028, the Fund will be discontinued and any funds and accumulated interest are to be transferred to the general fund. (Majority Vote Required). **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 21:** To see if the Town will vote to authorize the selectmen to purchase a portion of the property at 32 Hooksett Road, shown on town tax maps as Map 26 Lot 10-1, and to raise and appropriate \$225,000 for that purpose. The sum of \$225,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority Vote Required). **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 22:** To see if the Town will vote to approve the cost items related to the second year of a five-year collective bargaining agreement which resulted from negotiations between the Auburn Board of Selectmen, the Auburn Police Commission and the Auburn Police Union, Local 216 and which represents an estimated increase of \$24,454 over FY 2023 salaries, fringe benefits and other cost items at the current staffing level for the ensuing year; and further to raise and appropriate the sum of twenty-four thousand four hundred and fifty-four dollars (\$24,454), to fund those cost items for FY 2024. Cost items for FY 2025 and FY 2026 will be presented to the voters for their approval in March 2025 and March 2026 in accordance with the terms of the collective bargaining agreement. (Majority Vote Required.) **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 23:** To see if the Town will vote to raise and appropriate Ten Thousand Dollars (\$10,000) to be added to the Revaluation Fund previously established. The sum of \$10,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority Vote Required.) **(Majority Vote Required.) (Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 24:** To see if the Town will vote to raise and appropriate the sum of Twenty-five Thousand dollars (\$25,000) to be placed into the Accrued Benefits Liability Expendable Trust Fund previously established. The sum of \$25,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.) **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 25:** To see if the Town will vote to raise and appropriate the sum of Fifty Thousand dollars (\$50,000) to be placed into the Fleet Maintenance and Replacement Expendable Trust Fund previously established. The sum of \$50,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.) **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 26:** To see if the Town will vote to raise and appropriate the sum of Twenty-five Thousand dollars (\$25,000) to be placed into the Cemetery Maintenance Fund? Fund previously established. The sum of \$25,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.) **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 27:** To see if the Town will vote to raise and appropriate the sum of Seventy-Five Thousand dollars (\$75,000) to be placed into the Town Buildings Restoration & New

Construction Expendable Trust Fund previously established. The sum of \$75,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.) **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 28:** To see if the Town will vote to raise and appropriate the sum of Fifty Thousand dollars (\$50,000) to be placed into the Town Property Rehabilitation Expendable Trust Fund previously established. The sum of \$50,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.) **(Recommended by the Board of Selectmen. \_\_\_\_\_ by the Budget Committee)**

**Article 29:** Shall the town modify the provisions of RSA 72:39-a for elderly exemption from property tax in the Town of Auburn, based on assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years, \$200,000; for a person 75 years of age up to 80 years, \$230,000; for a person 80 years of age or older \$280,000. To qualify, the person must have been a New Hampshire resident for at least 3 consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. In addition, the taxpayer must have a net income of not more than \$35,000 or, if married, a combined net income of less than \$50,000 and own net assets not in excess of \$50,000 excluding the value of the person's residence. (Majority vote required) **(Recommended by the Board of Selectmen.)**

**Article 30:** To transact any other business that may legally come before the Town Meeting.

Given under our hands and seals this \_\_\_\_ day of January 2024.

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Keith N. Leclair, Chairman

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Michael J. Rolfe, Selectman

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Thomas F. Carroll, Selectman

Auburn Board of Selectmen